

**APPLICATION FOR AN AMENDMENT TO THE LAND USE PLAN MAP OF THE
MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN
CONCURRENTLY WITH A PENDING APPLICATION TO AMEND A
DEVELOPMENT OF REGIONAL IMPACT**

1. APPLICANT

Dolphin Center Properties, LLC
2269 Dan Marino Boulevard
Miami Gardens, Florida 33056

2. APPLICANT'S REPRESENTATIVES

Joseph G. Goldstein, Esq.
Alan S. Krischer, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 374-8500
(305) 789-7799 (fax)

By: 
Joseph G. Goldstein, Esq.

12/20/10
Date

By: 
Alan S. Krischer, Esq.

12/20/10
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. The following changes to the Land Use Element Land Use Plan Map and Text are being requested:

1. A Change to the Land Use Element, Land Use Plan Map. The Applicant requests a change to the Land Use Element, Land Use Plan Map to re-designate the subject property from "Office/Residential" to "Business and Office."
2. Acceptance of proffered covenant.

B. Description of the Subject Area.

The subject property consists of approximately 38.6± gross acres of land located in Section 03, Township 52, Range 41, in unincorporated Miami-Dade County. More specifically, the subject Property is located on the south side of NW 199

PLANNING & ZONING
METROPOLITAN PLANNING SECT

2010 DEC 20 P 1:57

Street and west of the Florida Turnpike Expressway. A legal description of the subject property is provided in Exhibit "A."

C. Acreage.

Subject application area: 38.6± gross acres / 36.68± net acres

Acreage owned by Applicant: 34.24± net acres

D. Requested Change.

1. It is requested that the subject area be re-designated from "Office/Residential" to "Business and Office" on the Land Use Plan map as an amendment processed concurrently with a pending application to amend a Development of Regional Impact pursuant to Section 2-116.1(5)(a) of the Miami-Dade County Code.

2. If this CDMP amendment application is adopted by the Board of County Commissioners, and a proffered covenant is accepted as a condition of such approval, then the Applicant requests that the covenant be added to the text of the CDMP Land Use Element, specifically to the table contained therein and entitled "Restrictions accepted by Board of County Commissioners in association with Land Use Plan Amendments." The covenant will be submitted to Miami-Dade County under separate cover.

4. REASONS FOR AMENDMENT

The subject property is located on the southeast side of the Dolphin Center North Development of Regional Impact (the "DRI"). The majority of the DRI is currently designated "Business and Office," with the remaining area designated "Office/Residential" (the subject property) or "Environmentally Protected Parks." The Applicant requests the re-designation of the entire subject property from "Office/Residential" to "Business and Office" to enable the development of a water park tourist attraction.

The proposed amendment is being submitted concurrent with a request to amend the development program set out in the existing DRI. Although the DRI is physically located within the City of Miami Gardens, Miami-Dade County retains jurisdiction over the DRI; a Notice of Proposed Change (NOPC) has been submitted to Miami-Dade County under separate cover. The DRI currently allows for a number of attraction and commercial uses, perhaps most prominently the existing Sun Life Stadium. The change sought under the NOPC would change the permitted development program to simultaneously add 39.99 acres of Water Park attraction facilities to the DRI, while decreasing the permitted office development from 325,000 square feet to 225,000 square feet. Under this change, the development program would consist of:

73,000 seat stadium plus 1,916 additional seats in the stadium (as permitted by Section 380.06(24)(f), Florida Statutes);

7,350 paved parking spaces on the stadium site;

39.99 acres of Water Park attraction facilities;
225,000 square feet of office development;
50,000 square feet of fitness center development;
140,000 square feet of retail/commercial development; and
450 hotel rooms.

To date, the DRI has only been developed with the 74,916 stadium seats and 7,350 paved parking spaces.

Within the subject property, there is an approximately 2.44 acre parcel that is owned by Miami-Dade County, and which is currently reserved for archeological preservation under the DRI (the "Midden Parcel"). For convenience, the Midden Parcel has been included as part of the requested Future Land Use Map amendment. However, no changes to the current archeological preservation of the property or the DRI conditions relating to that parcel are being proposed by the Applicant.

The purpose of the proposed amendment is to accommodate the use of the 34.24 acre parcel for a high quality water park attraction, comparable to some of the most popular facilities in the world and featuring some of the newest technologies in the field. The facility is currently contemplated to provide family raft slides, a tube flume complex, a lazy river, wave pool, mat slides and other waterslides, as well as retail, food and beverage concessions, support facilities, and 1,351 parking spaces. There will be approximately 58,000 square feet of building area constructed within the Water Park to provide shelters, concession operations, changing and rest rooms, children's activity areas, physical plant facilities, and ancillary uses including water park storage and administrative offices. A site plan detailing the specific configuration and layout of the proposed Water Park has been submitted to the County as part of the application for zoning public hearing approval.

As noted above, the property is presently designated "Office/Residential" on the Future Land Use Map. The proposed amendment to "Business and Office" is intended solely to accommodate the proposed additional use of the 34.24 acre parcel as a water park (together with the ancillary and accessory uses customary thereto). The Applicant does not intend to use the subject property for any other uses that are authorized in the Business and Office designation, but not in the Office/Residential designation. In order to provide assurances to the County to that effect, the Applicant intends to provide the Department with a covenant to be recorded on the property (less the Midden Parcel owned by the County) restricting the use of the property solely to those uses permitted by the existing Office/Residential designation and a water park (together with the ancillary and accessory uses customary thereto). Thus, the requested amendment would not add to the existing inventory of commercial and retail lands located within the County.

The request is compatible with the surrounding LUP Map and zoning designations as well as the land uses in the area. The majority of the DRI is designated "Business and Office" and is located within a Metropolitan Urban Center on the Miami-Dade County Land Use Plan Map. As noted above, perhaps the most prominent use of the DRI property is the existing Sun Life Stadium, the home of both the Miami Dolphins professional football team and the Florida Marlins professional baseball team. It is also the site of numerous other activities, such as Jazz in the

Gardens. The establishment of another attraction use would contribute further to the development of the DRI as an important attraction and recreation destination.

One characteristic of this Metropolitan Urban Center is its convenient, direct connections to a nearby expressway or major roadway to ensure a high level of countywide accessibility. The DRI is bounded on the east by the Florida Turnpike Expressway with a direct exit to the DRI and on the west by NW 27 Avenue, a major county roadway which will also eventually have Metrorail service and a station at this location. The goal of the Metropolitan Urban Center is to accommodate a concentration and variety of uses and activities that will attract large numbers of both residents and visitors to the area and, pursuant to the CDMP, it is the responsibility of the governmental agencies to encourage and support such development. Uses may include retail, business, professional services, restaurants, hotels, recreational, and entertainment uses, among others.

The property is further buffered from the residential properties to the south and west. It is bordered on the east by the Florida Turnpike, on the north by N.W. 199th Street, and on the south and east an over 350 foot Neighborhood Protective Buffer that was established at the time that the Dolphin Center DRI was originally approved. This buffer is comprised of a wall and large dry retention area, a 6.28 acre natural scrub oak preserve, a 4.3 acre park, a 21.86 acre landscaped buffer / linear park, as well as a vacant area which the DC North DRI DO provides that residential zoning shall remain. The proposed development sites the water park proper on the easternmost portion of the property, while the western portion will remain used for parking.

The existing DRI contains conditions relating to these buffers, as well as conditions prescribing height limitations on development proximate to the residential areas in order to ensure compatibility. The Applicant is not proposing that these conditions be modified. The water park structures have been designed to comply with the existing height restrictions and setbacks currently set forth in the DRI and zoning resolutions governing Dolphin Center North.

The proposed Water Park will be designed using some of the latest water and energy conservation technologies. Included as part of an overall water/energy reduction strategy, the water park has been designed to take advantage of the benefits of Regenerative Media (RM) filtration technology. The benefits of RM filtration include pristine water quality with filtration down to 1 micron and the conservation of water, energy, chemicals and waste when compared to traditional sand filtration systems. RM filtration also occupies less building space when compared to High Rate Sand systems, thus resulting in a smaller carbon footprint. The use of RM filtration eliminates high-flow backwash cycles associated with traditional sand filtration systems, reducing water consumption by up to 90%. The RM filters need only be drained on an average once every four (4) to six (6) weeks, compared to three (3) to five (5) backwashes per week for an equivalent sand filtration system. Capital and sewer cost are also reduced, due to a smaller sewer waste line and lower flows to treatment plants. The benefit of smaller amounts of water leaving the system is the significant reduction in the use of pool chemicals and heating demands (typically by 30%). These savings are a result of the elimination of reheating requirements, thus reducing electrical demand. RM filtration is an environmentally friendly and more sustainable alternative to traditional sand filtration through the reduction of energy and water consumption. They are economically beneficial through a reduction of operational and maintenance costs, and socially desirable by providing pristine and clean safe water.

As noted above, the subject property is currently vacant and the majority of the DRI remains undeveloped. The existing development of the surrounding properties varies in density, intensity and use:

- North: Vacant (parking lots);
- East: Florida Turnpike Expressway;
- South: Parks; and
- West: Stadium attraction facility and vacant land (parking lots).

The Property is located within Minor Statistical Area ("MSA") 2.3, which encompasses lands south of the Miami-Dade County line to NW 167 Street and west of the Florida Turnpike Expressway to NW 57 Avenue. The MSA had an estimated population of 82,976 in 2000, and is projected to have a population of 87,330 in 2015 and 91,343 in 2025. The unemployment rate in the MSA was 13.1% as of October 2010. The latest commercial land supply data for MSA 2.3 estimates that 138.7 acres (4.7%) of the total 2,942.9 acres currently are vacant. It is projected that the supply of commercial land will be depleted in 2030+. However, as noted above, the requested amendment - including the proffered covenant limiting uses solely to those presently permitted and the proposed water park - would **not** add to the inventory of land available for commercial uses in either the MSA or the County as a whole. It will, however, provide numerous construction and permanent jobs, add to the County's tax base, and promoted appropriate entertainment and tourism options not currently available in Miami-Dade County.

Consistency and Compatibility with CDMP Goals, Objectives and Policies

This application satisfies numerous County CDMP Goals, Objectives and Policies, several of which have already been discussed in this Application. Based on its location and level of accessibility and infrastructure, the Property is well-suited for "Business and Office" uses within the Metropolitan Urban Center. The Applicant believes that the approval of an amendment of the Future Land Use Map to "Business and Office" for the Property would be an appropriate change. Accordingly, approval of the requested Amendment would further implementation of the following CDMP objectives and policies:

LAND USE OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY LU-1A: High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

LAND USE POLICY LU-1B: Major centers of activity, industrial complexes, regional shopping centers, large scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good county-wide, multi-modal accessibility.

LAND USE POLICY LU-1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE OBJECTIVE LU-2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2015, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

LAND USE POLICY LU-2A: All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

LAND USE OBJECTIVE LU-7: Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.

LAND USE POLICY LU-7I: Miami -Dade County will review development incentives to encourage higher density, mixed-use and transit-oriented development at or near existing and future transit stations and corridors.

LAND USE OBJECTIVE LU-8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan Map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

LAND USE OBJECTIVE LU-9: Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

LAND USE POLICY LU-9D: Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

LAND USE POLICY LU-9H: Miami-Dade County shall reorient its special area planning program to emphasize preparation of the physical land use and urban

design plans for strategic and high-growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LAND USE OBJECTIVE LU-10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems.

LAND USE POLICY LU-10A: Miami-Dade County shall facilitate continuous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed use projects to support energy conservation.

LAND USE CONCEPT 5: Minimize consumption of energy for transportation purposes and the amount of air pollution from transportation sources by encouraging a more compact urban form.

LAND USE CONCEPT 8: Rejuvenate decayed areas by promoting redevelopment, rehabilitation, infilling and the development of activity centers containing a mixture of land uses.

LAND USE CONCEPT 9: Promote development of concentrated activity centers of different sizes and character to provide economies of scale and efficiencies of transportation and other services for both the public and private sectors.

LAND USE CONCEPT 10: Redirect higher density development towards activity centers or areas of high countywide accessibility.

LAND USE CONCEPT 11: Allocate suitable and sufficient sites for industrial and business districts to accommodate future employment needs.

LAND USE CONCEPT 13: Avoid excessive scattering of industrial or commercial employment locations.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information has been provided as part of the Notice of Proposed Change and application for zoning public hearing; further additional information may be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attachments: Legal Description of Property – Exhibit "A"
Disclosure of Interest Form – Exhibit "B"
Location Map for Application – Exhibit "C"
Aerial Photograph – Exhibit "D"
Section Sheet – Exhibit "E"

EXHIBIT "A"

Legal Description of Subject Property:

Includes folio numbers 34-2103-001-0170 and 34-1134-011-0020

EXHIBIT "C"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT / REPRESENTATIVES

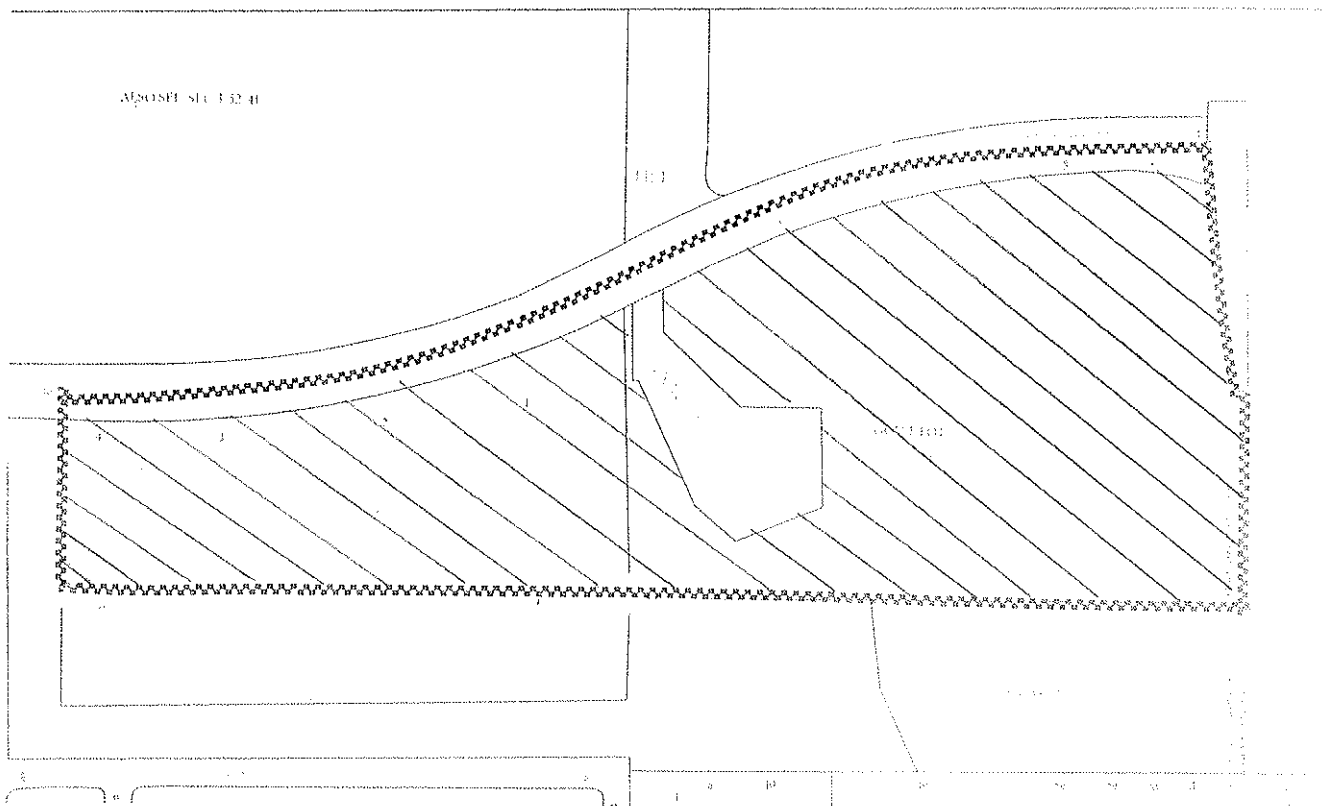
Applicant: Dolphin Center Properties, Inc.

Representatives: Joseph G. Goldstein, Esq. & Alan S. Krischer, Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately ± 38.6 gross acres/ ± 36.68 net acres of land located in Section 3, Township 52, Range 41, in unincorporated Miami-Dade County, Florida. The Applicant owns ± 34.24 acres of the subject property but is the contract purchaser for the Property. The subject property, located on the south side of NW 119 Street west of the Florida Turnpike Expressway, is more specifically described in Exhibit "A" to this application.

LOCATION MAP



☒ Property owned by the Applicant

#9955662_v1



Keith and Schnars, P.A.

6500 Andrews Avenue, Fort Lauderdale, Florida 33309
Certificate of Authorization Number: LB1337

Engineers - Planners - Surveyors

Phone: (954) 776-1616 - Fax: (954) 351-7643

Surveyor's Report

This report is made for the purpose of providing a legal description for the Midden parcel for the Dolphin Stadium East Two property.

I am a Professional Surveyor and Mapper under the laws of the State of Florida holding Certificate No. 6408 and being employed by Keith and Schnars, P.A..

I have reviewed the following legal description and found the following description to be a true and correct description of the Midden parcel.

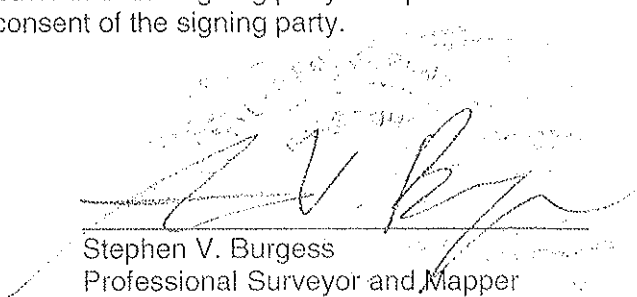
Legal Description:

A PORTION OF "MIAMI GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 96 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND A PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "B", DOLPHIN CENTER-STADIUM SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 91 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

This surveyor's report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Revisions to this surveyor's report by other than the signing party or representative for the party is prohibited without written consent of the signing party.



Stephen V. Burgess
Professional Surveyor and Mapper
Florida Certificate No. 6408

LEGAL DESCRIPTION:

A PORTION OF TRACTS 1, 2, 3, 4, 21, 22, 23 AND 24, "MIAMI GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 96 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND A PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 02°47'53" EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 543.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°47'53" EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 429.40 FEET TO THE NORTHEAST CORNER OF TRACT 'C' OF SAID DOLPHIN CENTER - STADIUM SITE; THENCE SOUTH 87°07'49" WEST ALONG THE NORTH LINE OF SAID TRACTS "C" AND "D" OF SAID DOLPHIN CENTER - STADIUM SITE, 1321.17 FEET; THENCE SOUTH 02°46'37" EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT "D", 216.00 FEET; THENCE SOUTH 87°07'49" WEST CONTINUING ALONG THE NORTH LINE OF SAID TRACT "D", 1161.25 FEET; THENCE NORTH 02°45'22" WEST CONTINUING ALONG THE NORTH LINE OF SAID TRACT "D", 618.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 199TH STREET AS SHOWN ON SAID DOLPHIN CENTER - STADIUM SITE, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 6924.43 (A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 01°11'37" EAST); THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 199TH STREET, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°40'49", A DISTANCE OF 203.05 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2238.50 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 199TH STREET, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°19'13", A DISTANCE OF 1106.44 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2043.50 FEET; THENCE CONTINUING NORTHEASTERLY AND EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID N.W. 199TH STREET, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°16'37", A DISTANCE OF 1008.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°04'59" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.W. 199TH STREET, 166.88' FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE "FLORIDA TURNPIKE"; THENCE SOUTH 02°47'53" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF THE "FLORIDA TURNPIKE", 50.32 FEET; THENCE SOUTH 06°56'41" EAST CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF THE "FLORIDA TURNPIKE", 401.05 FEET; THENCE SOUTH 32°58'17" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF THE "FLORIDA TURNPIKE", 37.80 FEET; THENCE NORTH 87°12'07" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF THE "FLORIDA TURNPIKE", 35.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN DADE COUNTY, FLORIDA CONTAINING 39.988 ACRES, MORE OR LESS.

LESS AND EXCEPTING

RESIDENTIAL PARCEL LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3;

THENCE SOUTH 02°47'53" EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 972.58 FEET TO THE NORTHEAST CORNER OF TRACT 'C' OF SAID DOLPHIN CENTER - STADIUM SITE; THENCE SOUTH 87°07'49" WEST, ALONG THE NORTH LINE OF TRACT 'C' AND THE NORTH LINE OF TRACT 'D', FOR 1,321.17" FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING; THENCE, SOUTH 02° 46' 37" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 'D' FOR 216.00 FEET; THENCE CONTINUE, SOUTH 87° 07' 49" WEST, ALONG SAID NORTHERLY LINE, FOR 1,161.25 FEET; THENCE, NORTH 02° 45' 22" WEST, ALONG THE EAST LINE OF THE AFORESAID TRACT 'D' FOR 215.99 FEET; THENCE NORTH 87° 07' 49" EAST FOR 1,161.17 FEET TO THE POINT OF BEGINNING;

CONTAINING 250,803.57 SQUARE FEET, OF 5.76 ACRES MORE OR LESS.

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION

**DOLPHIN EAST TWO
AT THE STADIUM SITE,
(PB. 129, PG 91 M.D.C.R.)**

MIAMI-DADE COUNTY, FLORIDA

DATE: 12/20/2010

SCALE: AS NOTED

FIELD BK: N/A

DWG. BY: SVB

CHK. BY: SVB

DATE REVISIONS



KEITH and SCHNARS, P.A.

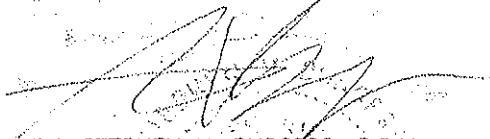
ENGINEERS - PLANNERS - SURVEYORS
6500 N. ANDREWS AVENUE,
FT. LAUDERDALE, FLORIDA 33309-2132
(954) 776-1616
LB 1337

SHEET NO. 1 OF 2 SHEETS
PROJECT NO. 13283-00

NOTES:

1. PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DOCUMENT THE PERIMETERS OF THE DOLPHIN EAST TWO PROPERTY ACCORDING TO THE PLAT OF DOLPHIN CENTER - STADIUM SITE.
2. THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF DOLPHIN CENTER-STADIUM SITE PLAT, AS RECORDED IN PLAT BOOK 129, PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE, COUNTY, FLORIDA, AS SHOWN HEREON.
4. THIS DOCUMENT IS WRITE PROTECTED, ANY CHANGES TO THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF KEITH AND SCHNARS, P.A., OR A LEGAL REPRESENTATIVE THEREOF, IS STRICTLY PROHIBITED.
5. DIMENSIONS ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
6. THIS IS NOT A BOUNDARY SURVEY.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE "LEGAL DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
9. THIS DOCUMENT DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS


BY: STEPHEN V. BURGESS, P.S.M.
FLORIDA REGISTRATION NO. 6408

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION

**DOLPHIN EAST TWO
AT THE STADIUM SITE,
(PB. 129, PG 91 M.D.C.R.)**

MIAMI-DADE COUNTY, FLORIDA

DATE: 12/20/2010

SCALE: AS NOTED

FIELD BK: N/A

DWG. BY: SVB

CHK. BY: SVB

DATE	REVISIONS



KEITH and SCHNARS, P.A.

ENGINEERS - PLANNERS - SURVEYORS
6500 N. ANDREWS AVENUE,
FT. LAUDERDALE, FLORIDA 33309-2132
(954) 776-1616
LB 1337

SHEET NO. 2 OF 2 SHEETS
PROJECT NO. 13283-00

EXHIBIT "B"

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT: Dolphin Center Properties, LLC

2269 Dan Marino Boulevard

Miami Gardens, FL 33065

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
<u>X</u>	<u>Dolphin Center Properties, LLC</u>	<u>34-2103-001-0170</u>	<u>+/- 39.99 acres</u>
	<u>Miami-Dade County Parks & Rec</u>	<u>34-1134-011-0020</u>	<u>+/- 2.44 acres</u>

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2, above.

APPLICANT	OWNER	CONTRACTOR FOR PURCHASE	LESSEE	OTHER (Attach) Explanation)
<u>X</u>	<u>X</u>			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

%

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the

individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME Dolphin Center Properties, LLC

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

See Tab 1 attached hereto.

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Date of Contract _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

5. **DISCLOSURE OF OWNER'S INTEREST:** Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: _____

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF STOCK

If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- c. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF OWNERSHIP

- d. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

Date of Contract _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

DOLPHIN CENTER PROPERTIES, LLC,
a Florida limited liability company

By: _____
Stephen M. Ross, Manager

Sworn to and subscribed before me

this 20th day of December, 2010

Linda A. Shay
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:

LINDA A SHAY
NOTARY PUBLIC, State of New York
No. 4868112
Qualified in Suffolk County
Commission Expires August 25, 2014

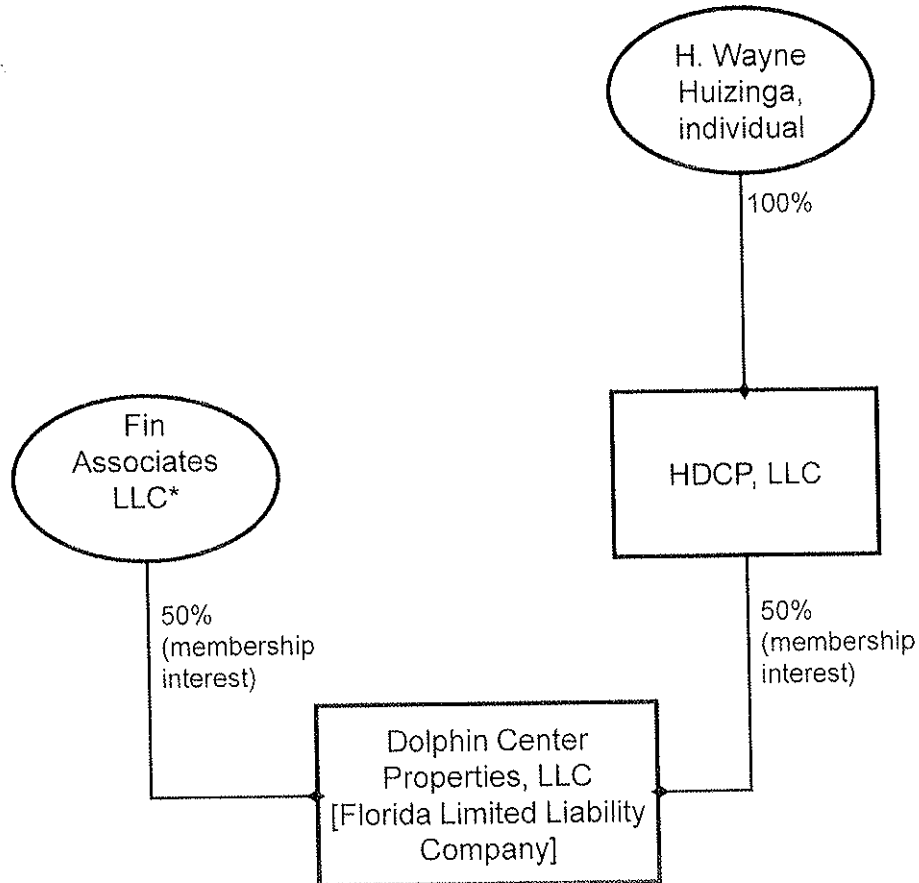
Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT B, TAB 1

Disclosure of interest information for Dolphin Center Properties, LLC:

Dolphin Center Properties, LLC



* Disclosure of interest for Fin Associates, LLC on next page.

Name of Company	Owners/Primary Purpose	Voting Interest	Equity Interest
Fin Associates LLC	<u>Manager</u> South Florida Football Associates LLC	100%	0%
	<u>Non-Managing Members</u> Stephen M. Ross	0%	61.394%
	1996 SMR Trust III Trustee(s): Martin L. Edelman, Jorge Perez and Ronald Katz Beneficiary(s): Kimberly Ross and Jennifer Ross	0%	36.520%
	SMR Funding, Inc.	0%	.723%
	Unrelated Corp.	0%	.369%
	Les Soeurs, LLC	0%	.331%
	Estefin, LLC	0%	.221%
	Richport Sports Media, LLC	0%	.221%
	Are You Ready For Some Football, LLC	0%	.221%
South Florida Football Associates LLC	Stephen M. Ross	100%	100%
SMR Funding Inc.	Stephen M. Ross	100%	100%
Unrelated Corp.	Stephen M. Ross	100%	100%
Les Soeurs, LLC	Serena J. Williams Revocable Trust Trustee(s): Serena J. Williams Beneficiary(s): Serena J. Williams	66 2/3 %	66 2/3%
	Venus E. Williams Revocable Trust Trustee(s): Venus E. Williams Beneficiary(s): Venus E. Williams	33 1/3%	33 1/3%
Estefin, LLC	Numoon, Inc.	100%	100%
Richport Sports Media, LLC	Marc Anthony	100%	100%
Are You Ready For Some Football, LLC	Stacy Ferguson	100%	100%